

N94000004801

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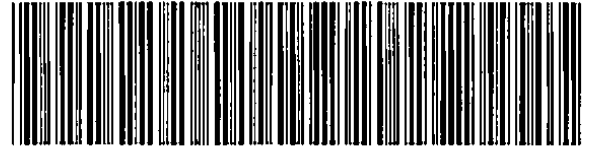
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2019 JUN 17 PM 8:46
SECRETARY OF STATE
TALLAHASSEE, FL

JUN 26 2019
C Kinsey

Amendment Section
Division of Corporations
P.O. Box 6327
Tallahassee, FL 32314

June 11, 2019

RE: Terra Vista Property Owners Association, Inc.; Articles of Amendment

To Whom It May Concern:

Enclosed please find the Articles of Amendment for Terra Vista Property Owners Association, Inc., to be filed with the state. Enclosed is a check in the amount of \$35.00 for the filing fee

Please feel free to contact me if you have any questions or require further information.

Sincerely,



Heidi Spradley, Secretary
Terra Vista Property Owners Association, Inc.
2476 N. Essex Ave.
Hernando, FL 34442
(352)-746-6060

COVER LETTER

TO: Amendment Section
Division of Corporations

NAME OF CORPORATION: Terra Vista Property Owners Association, Inc.

DOCUMENT NUMBER: N94000004801

The enclosed *Articles of Amendment* and fee are submitted for filing.

Please return all correspondence concerning this matter to the following:

Lydia Westbrook

(Name of Contact Person)

Terra Vista Property Owners Association, Inc.

(Firm/ Company)

2476 N. Essex Ave.

(Address)

Hernando, FL 34442

(City/ State and Zip Code)

lwestbrook@citrushills.com

E-mail address: (to be used for future annual report notification)

For further information concerning this matter, please call:

Lydia Westbrook

at

352

746-6060

(Name of Contact Person)

(Area Code)

(Daytime Telephone Number)

Enclosed is a check for the following amount made payable to the Florida Department of State:

- | | | | |
|---|--|---|--|
| <input checked="" type="checkbox"/> \$35 Filing Fee | <input type="checkbox"/> \$43.75 Filing Fee &
Certificate of Status | <input type="checkbox"/> \$43.75 Filing Fee &
Certified Copy
(Additional copy is
enclosed) | <input type="checkbox"/> \$52.50 Filing Fee
Certificate of Status
Certified Copy
(Additional Copy is
Enclosed) |
|---|--|---|--|

Mailing Address

Amendment Section
Division of Corporations
P.O. Box 6327
Tallahassee, FL 32314

Street Address

Amendment Section
Division of Corporations
Clifton Building
2661 Executive Center Circle
Tallahassee, FL 32301

ARTICLES OF AMENDMENT
OF THE ARTICLES OF INCORPORATION OF
TERRA VISTA PROPERTY OWNERS ASSOCIATION, INC.

Pursuant to the provisions of Fla. Stat. §617, the undersigned corporation adopts the following Articles of Amendment of its Articles of Incorporation:

1. The name of the corporation is **Terra Vista Property Owners Association, Inc.**
2. Article II of the Articles of Incorporation is hereby amended and restated, as follows:

ARTICLE II
GENERAL NATURE OF BUSINESS

The general nature of business to be conducted by the Association is to provide for maintenance, preservation and architectural control of the Property (as herein defined) and any additions thereto, as well as, provide for supplemental road maintenance and to provide for the staff expenses, if any, of the Architectural Control Board, fix annual and special assessments or charges to be levied against the Property, enforce any and all covenants and restrictions applicable to the Property, provide supplemental security services to the Property (such security services may be provided only as a means of supplementing governmental agencies, and expressly are not provided as a guarantee of safety or security to the Members, their guests, or others), provide for the operation and maintenance of the clubhouse, if any, and its surrounding grounds, provide bulk cable and/or internet services, if any, and do any other things that in the opinion of the Board of Directors, will promote the benefit and enjoyment of the owners of the Property within and around Terra Vista f/k/a Hampton Hills, located in Citrus County, Florida, and herein described as that "Property" as defined in the Declaration of Covenants and Restrictions for Hampton Hills, as it may be amended from time to time, recorded in the Public Records of Citrus County, Florida, as well as any other properties which, may by and through the recordation of other documents, be brought under the authority and control of the Association. The Association is not organized for profit and no part of the net earnings, if any, shall inure for the benefit of any member, individual, person, firm or corporation.

Purpose: The purpose of the Association is to provide for maintenance, preservation and architectural control of the real property described in the Declaration of Covenants, Conditions, and Restrictions and Easements for Hampton Hills, as amended from time to time (the "Existing Properties") and any additions thereto (the Existing Properties and any additions thereto may be referred to as the "Properties"); and, the purpose of the Association is to promote health, welfare, and harmony among property owners and perform such other duties, which may be imposed upon it, which may expressly include but not be limited to the provision of bulk cable and/or internet services, or such other and further duties as may be imposed upon it or assigned to it by Hampton Hills, or its successor, or its membership.

The Association shall indemnify and hold harmless the Board of Directors of the Association and each member thereof from any liability, loss claim action or suit, including, but not limited to attorney's fees and costs arising from or by virtue of any action or failure to take action relative to their rights and duties as granted them by the Declaration of Restrictions for Hampton Hills, these Articles of Incorporation and the By-Laws of the Association, except willful or gross malfeasance or misfeasance taken. The Association shall not be required to indemnify the Board of Directors or any member thereof

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where an action is brought against the Board of Directors or such member by the Association and in which the Association is successful.

3. The foregoing amendment was authorized by a vote of the non-developer members at a duly noticed Special Meeting of the members of Terra Vista Property Owners Association, Inc., held on March 21, 2019, at which there was a sufficient number of non-developer members present in person or by proxy to constitute a quorum in order to conduct business. ("Before turnover, the board of directors controlled by the developer may not levy a special assessment unless a majority of the parcel owners other than the developer has approved the special assessment by a majority vote at a duly called special meeting of the membership at which a quorum is present." *quoting* Fla. Stat. §720.315 (2018)); in accordance with Fla. Stat. §720.315 and §720.309, the non-developer members of Terra Vista Property Owners Association voted to authorize and direct the board of directors to amend the declaration of covenants to authorize special assessments for the purpose of providing bulk cable and/or internet services; authorize and direct the board to levy special assessments for bulk cable and/or internet services; and to authorize the board of directors to enter into an agreement for the same.
4. This amendment is made in accordance with the amendment procedure established in the Articles of Incorporation of Terra Vista Property Owners Association, Inc., Article IX.

Terra Vista Property Owners Association, Inc.

By: *Lydia Westbrook*
Lydia Westbrook, President

Attest:
By: *Heidi Spradley*
Heidi Spradley, Secretary

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me this 11th day of JUNE, 2019, by Lydia Westbrook and Heidi Spradley, as President and Secretary, respectively, of Terra Vista Property Owners Association, Inc., who are personally known to me and did not take oaths.

(Seal)



Cathy Rider
Notary Public

6/11/19

The date of each amendment(s) adoption: _____, if other than the date this document was signed.

N/A

Effective date if applicable:

(no more than 90 days after amendment file date)

Note: If the date inserted in this block does not meet the applicable statutory filing requirements, this date will not be listed as the document's effective date on the Department of State's records.

Adoption of Amendment(s)

(CHECK ONE)

- ☐ The amendment(s) was/were adopted by the members and the number of votes cast for the amendment(s) was/were sufficient for approval.
- ☒ There are no members or members entitled to vote on the amendment(s). The amendment(s) was/were adopted by the board of directors.

6/11/19

Dated

Signature



By the chairman or vice chairman of the board, president or other officer-if directors have not been selected, by an incorporator – if in the hands of a receiver, trustee, or other court appointed fiduciary by that fiduciary)

Lydia Westbrook

(Typed or printed name of person signing)

President

(Title of person signing)